

Picton NSW 2571

August 2026 Monthly Summary

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MONTHLY PERFORMANCE SUMMARY

TOTAL SALES 11 -2	MEDIAN PRICE \$962,750 +61%	AVERAGE PRICE \$1,210,306 +22%
HIGHEST SALE \$2,500,000	LOWEST SALE \$500,000	TOTAL VALUE \$13.59M

POSTCODE 2571 RENTAL MARKET · AUGUST 2026

MEDIAN WEEKLY RENT \$780	AVERAGE WEEKLY RENT \$729	OBSERVATIONS 27
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Figures cover the entire 2571 postcode area, not Picton alone. Rental period: August 2026.

COMPARED TO JULY 2026

MEDIAN PRICE \$962,750 +61%	AVERAGE PRICE \$1,210,306 +22%	TOTAL SALES 11 -15%
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PROPERTY TYPE BREAKDOWN

Residentials		9 (82%)
Commercials		1 (9%)
Vacant lands		1 (9%)

KEY MARKET INSIGHTS

- 11 properties settled in Picton NSW 2571 in August 2026 — 9 residential and 2 non-residential (commercial or land).
- The residential median sale price rose 61% to \$962,750, up from \$598,000 in July.
- Residentials accounted for 82% of sales (9 of 11), compared to 9% for commercials (1).
- Prices ranged widely — from \$500,000 to \$2,500,000, a spread of \$2,000,000.
- The standout sale was 27 ELIZA PL at \$2,500,000 on 19 Aug — 160% above the monthly median.

SALES RECORDED THIS MONTH

ADDRESS	TYPE	SOLD PRICE	DATE
27 ELIZA PL	Residential	\$2,500,000	19 Aug
1 THE IRONBARKS	Residential	\$2,060,000	7 Aug
167 ARGYLE ST	Commercial	\$1,600,000	7 Aug
10 WEETA ST	Residential	\$1,600,000	31 Aug
675 THIRLMERE WAY	Residential	\$1,200,000	28 Aug
2 ROFE PL	Vacant land	\$1,100,000	27 Aug
256 MENANGLE ST	Residential	\$962,750	24 Aug
4/253 ARGYLE ST	Residential	\$910,000	21 Aug
3/159 ARGYLE ST	Residential	\$610,000	13 Aug
7 PICTON AVE	Residential	\$550,000	27 Aug